

## **REQUIREMENTS FOR PATIO COVERS AND DECKS**

- ◆ A building permit is required when a patio cover is connected to a building or when a patio cover not connected to a building is over 120 S.F. in roof area.
- ◆ A building permit is required when a deck is connected to a building or when a deck is more than 30 inches above the ground.
- ◆ Contact the Planning Department at (625-5160) for information regarding set back requirements from property lines for decks or patio covers.
- ◆ Provide two each of the following:
  1. A site plan showing the location of proposed patio cover or deck on lot and distances to property lines
  2. A framing plan showing proposed framing sizes, span and species of wood
  3. Footing details, ledger connection details and post to base connection details
  4. ICBO report for manufactured patio systems (or equivalent evaluation report)
- ◆ Posts that are not treated or redwood shall be at least 8 inches above the exposed earth and at least 1 inch above concrete decks where exposed to weather or water splash.
- ◆ Wood used in the construction of permanent structures and located nearer than 6 inches to earth shall be red wood or treated wood.
- ◆ Depending on the complexity of the structure, a California licensed architect or engineer may be required to design and verify the adequacy of the structure.
- ◆ Comply with the "2001 California Building Code".

### **INSPECTION INFORMATION**

- ◆ **Call the inspection line (625-5136) prior to 6:00 am for a same day inspection.**
- ◆ **Call for a footing inspection prior to pouring concrete.**
- ◆ **Final inspection is required when the job is complete.**

*All work subject to field inspection.*